

Staff Summary Report



City Council Meeting Date: 09/11/08

Agenda Item Number: 29

SUBJECT: Request for a Final Subdivision and Condominium Plat for LINCOLN PARK CONDOS located at 1504 West University Drive.

DOCUMENT NAME: 20080911dskko02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **LINCOLN PARK CONDOS (PL080228)** (Eddie Essy, Essy Investments LLC; owner and Jonathan Sicroff, Sicroff Investments, LLC owner; Drew Wood, DeLorme & Associates, applicant) for a Final Subdivision and Condominium Plat on +/- 1.80 net acres located at 1504 West University Drive in the R-3, Multi-Family Residential Limited District, including the following:

SBD08023 – Final Subdivision and Condominium Plat to unite two existing parcels, make public right of way dedication and create twenty-six (26) residential condominiums and one common tract.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

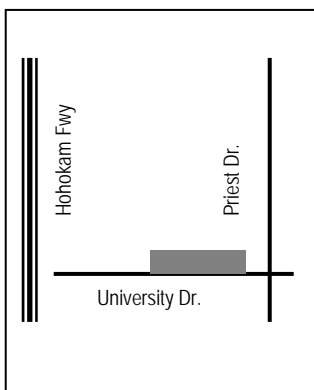
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 
Chris Anaradian, Development Services Department Manager (480-858-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross site area +/- 1.81 acres

Net site are +/- 1.80 acres

Number of condominiums 26

Total condo area 26,618 sf

The subject site contains an apartment complex of twenty-six units.

The request is a Final Subdivision and Condominium Plat to remove the common property line between two existing parcels, make dedication for public right of way on Albert Avenue and provide twenty-six "for sale" residential dwelling units and one common tract.

This is a re-approval of a Final Subdivision and Condominium Plat that was allowed to expire.

PAGES:

1. Table of Contents
2. Comments / Reason for Approval / Conditions of Approval
3. History & Facts
4. Description
5. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Subdivision and Condominium Plat Title Sheet, Sheet 1 of 2
5. Subdivision and Condominium Plat Site Plan, Sheet 2 of 2

COMMENTS:

Project Analysis

The subject property is an existing apartment complex (Arbor Apartments) located on the north side of University Drive west of Priest Drive between Albert Avenue (east) and Lindon Lane (west). A public alley is to the north of this long, narrow development, with a multi-family residential district located north of the alley. The neighborhood to the north of this multi-family district island is single family. Commercial development is to the east of Albert Avenue and an office development is to the west of Lindon Lane. The General Plan Projected Land Use and Density Maps designate this frontage on University between Albert and Lindon for residential land use and medium to high density. The proposal for a condominium conversion on this property fits comfortably within the constraints of the General Plan.

The Final Subdivision and Condominium Plat is part of the redevelopment of the existing buildings on site. The twenty-six dwellings are located in two existing buildings that are aligned along University Drive. Of the units, twenty-two are two bedroom and four (at either end of each building) are one bedroom. The redevelopment includes the addition of living space on the north side of each of the two bedroom units, private patios for each of the twenty-six units in addition to general site, lighting and landscape improvements. Parking canopies are also added to the site. Each of the covered parking spaces will be assigned as part of the Condominium Plat.

The quantity of on-site parking for the development is reduced slightly from the existing apartment use to the proposed condominium use, in order to comply with applicable residential parking ratios as well as current landscape requirements of the Zoning and Development Code. Access to site parking is through the alley to the north of the site. This access replicates the site circulation currently in effect. The existing multi-family dwellings to the north similarly make use of the alley. A public access frontage road that is sandwiched between the subject site and University Drive, which serves off-site (not striped) parallel parking, will remain without change.

The Subdivision Plat meets the minimum required technical standards of the Tempe City Code Chapter 30, Subdivisions. Staff recommends approval subject to conditions of approval. Public input is not required.

REASON FOR APPROVAL:

1. The site has access to a public street and meets the technical standards of Tempe City Code, Chapter 30, Subdivisions.

SBD08023

CONDITIONS OF APPROVAL:

1. Place the Subdivision and Condominium Plat into proper engineered format with appropriate signature blanks. Record the Subdivision and Condominium Plat with the Maricopa County Recorder's Office through the Tempe Development Services Department on or before one year from date of City Council approval (September 11, 2009). Failure to record the plan by one year from date of City Council approval shall make the approval of the Subdivision and Condominium Plat null and void.
2. The owner(s) shall provide a continuing care condition, covenant and restriction (CC&R's) for all of the project's common features, including, but not limited to, the common portions of the building, building and site security lighting, landscape, and all features located in any common area. The CC&R's shall be reviewed by and placed in a form satisfactory to the Development Services Manager and City Attorney. The CC&R's shall be recorded with Maricopa County Recorder's Office prior to final inspection and/or issuance of Certificate of Occupancy.

HISTORY & FACTS:

June 02, 1958	The City Council approved the Subdivision Plat for Lindon Park Seven. 1504 West University Drive is lot 184 of Lindon Park Seven, in the southwest corner of that subdivision.
June 02 (?) 1960	The City Council approved the Subdivision Plat of Lindon Park Nine. 1506 West University Drive is Tract 'E' of Lindon Park Nine, in the southern end of that subdivision. <u>Note</u> : the handwritten month and day in the document date is obscure.
No date:	No property record card or other City of Tempe record found for construction of the existing apartment buildings at 1504 and 1506 West University Drive.
December 11, 2006	Development Services Department staff administratively approved the development plan review for building elevations, site and landscape plans including the remodel of twenty-six dwelling units. The site is located at 1504 West University Drive in the R-3, Multi-Family Residential Limited District.
February 01, 2007	The City Council approved a Subdivision and Condominium Plat for Lincoln Park Condos (PL060474) located at 1504 West University Drive in the R-3, Multi-Family Residential Limited District. The plat was not recorded and the approval expired on February 01, 2008.

DESCRIPTION:

Owners – Eddie Essy, Essy Investments LLC
Jonathan Sicroff, Sicroff Investments, LLC

Applicant – Drew Wood, DeLorme and Associates

Land Surveyor – Jeff R. Cook, Western Geomatics Services

General Plan 2030

Projected Land Use – Residential
Projected Density -- Medium to High (up to 25 du / ac)

Zoning

Existing Zoning -- R-3, Multi-Family Residential Limited District

Site Data

Net Site Area -- +/- 1.80 acres (78,343 s.f.)
Total Condo Area -- 26,618 s.f.
Tract 'A' Area -- 51,725 s.f.

Condominium Data

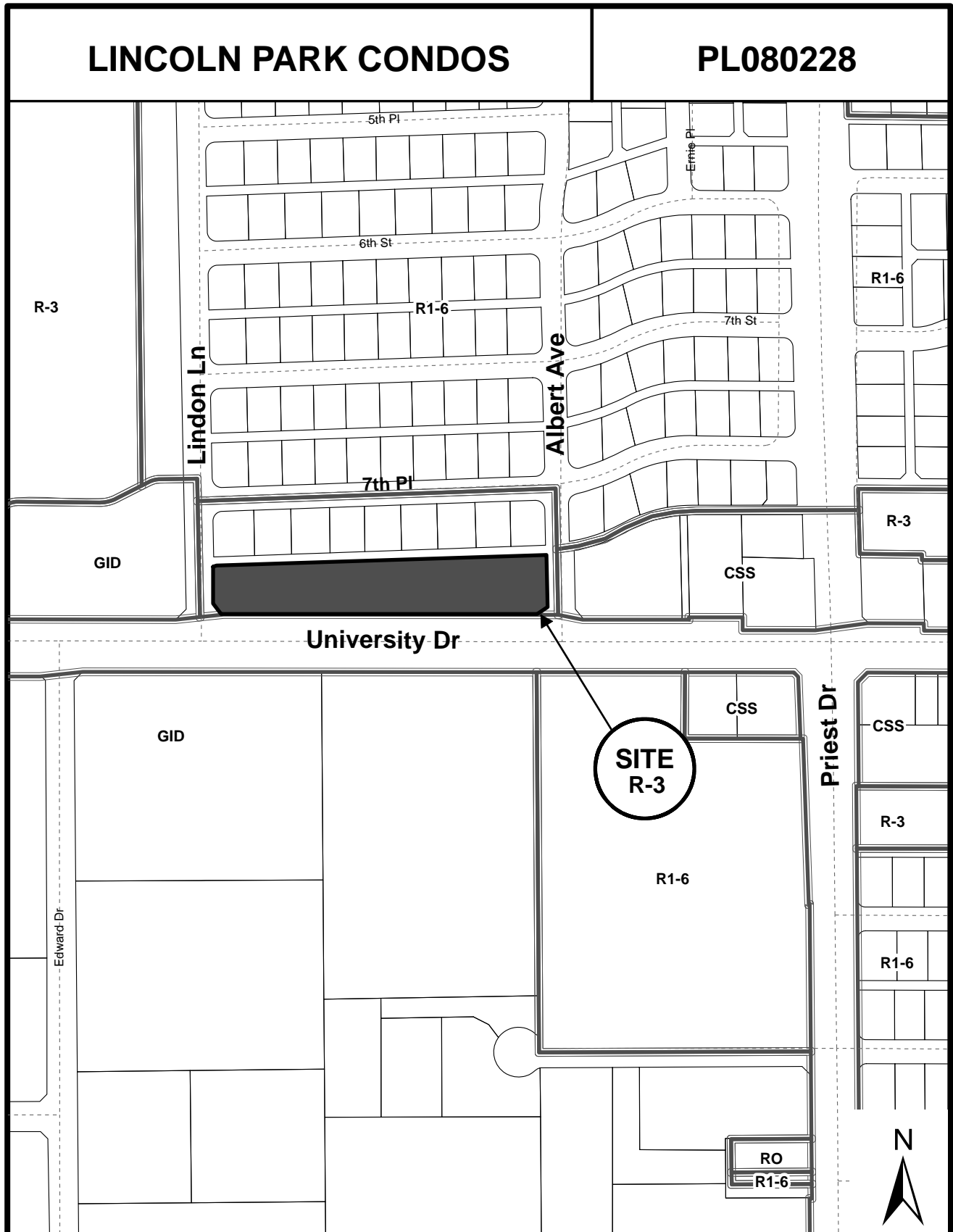
West Building

Unit 1 -- 477 s.f.
Unit 2 -- 1,119 s.f.
Unit 3 -- 1,110 s.f.
Unit 4 -- 1,123 s.f.
Unit 5 -- 1,117 s.f.
Unit 6 -- 1,129 s.f.
Unit 7 -- 1,107 s.f.
Unit 8 -- 1,112 s.f.
Unit 9 -- 1,115 s.f.
Unit 10 -- 1,115 s.f.
Unit 11 -- 1,112 s.f.
Unit 12 -- 1,137 s.f.
Unit 13 -- 537 s.f.

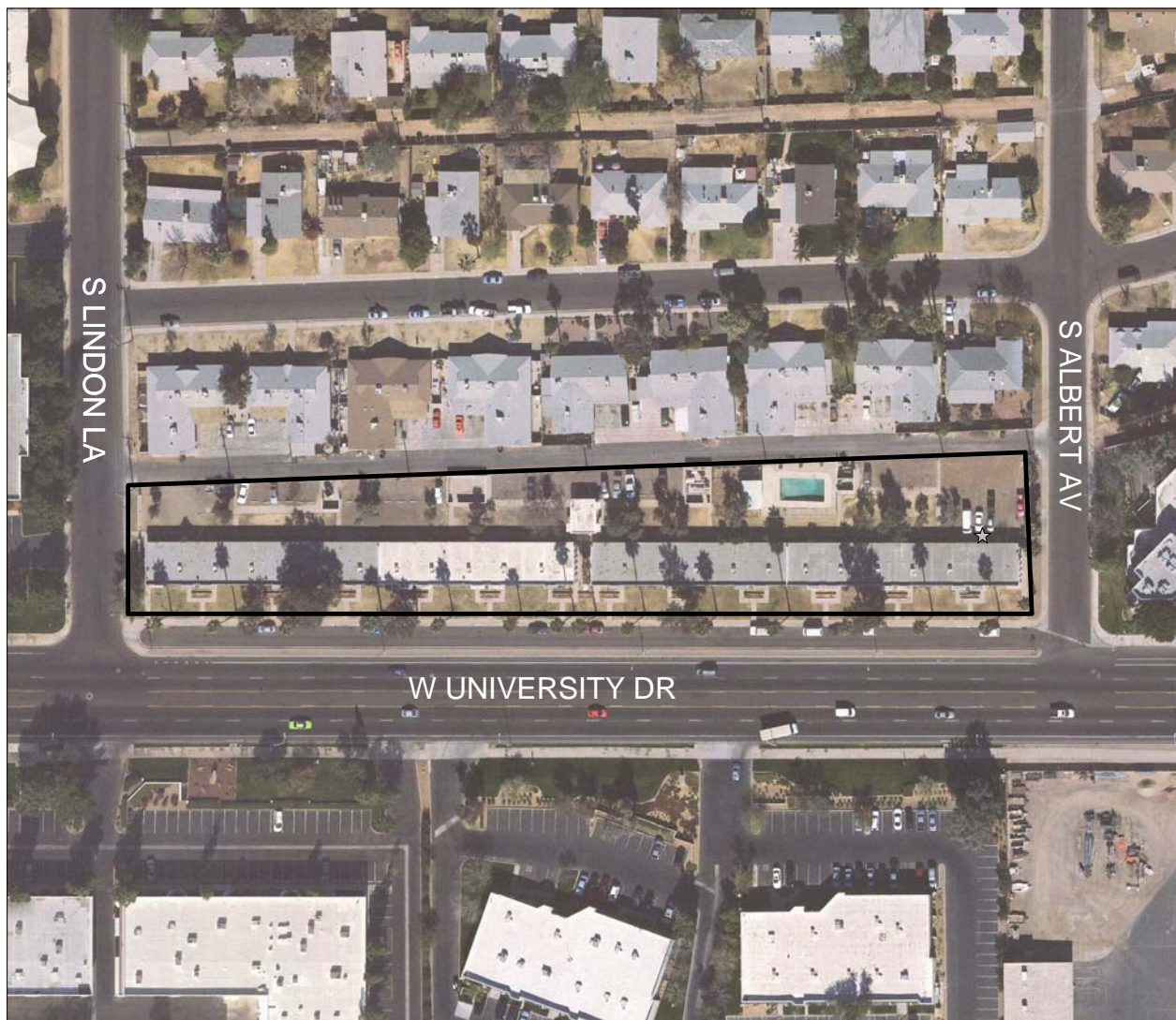
East Building

Unit 14 -- 487 s.f.
Unit 15 -- 1,120 s.f.
Unit 16 -- 1,112 s.f.
Unit 17 -- 1,115 s.f.
Unit 18 -- 1,128 s.f.
Unit 19 -- 1,125 s.f.
Unit 20 -- 1,112 s.f.
Unit 21 -- 1,124 s.f.
Unit 22 -- 1,122 s.f.
Unit 23 -- 1,118 s.f.
Unit 24 -- 1,116 s.f.
Unit 25 -- 1,112 s.f.
Unit 26 -- 517 s.f.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions, Lot Splits and Adjustments.



Location Map



LINCOLN PARK CONDOS (PL080228)


Essy Condo Conversion
1504 & 1548 W. University Dr., Tempe AZ

The goal of this project is to convert two existing apartment buildings, which contain a total of twenty-six apartments, into an attractive condominium complex. At the same time the two lots will be combined as one. The complex will be improved in a number of ways:

1. Salvageable existing trees will be retained, providing shade and interest. New trees will be added to supplement the existing. Also, each condominium will have a shade canopy on its south exposure. All windows will be upgrade from single to double glazed.
2. New exterior finishes will include new stucco, new paint, new doors and windows, new metal canopies, new standing-seam metal roofs, and new wood patio fences and gates. The Materials Board provided as a part of this submittal shows examples of these items.
3. New facades, out-buildings (Fitness Gym, Carports, Pool Ramada and Pool Equipment Building) and landscaping are scaled to be in balance with existing on and off-site elements, for a balanced and visually pleasing appearance.
4. New facades and out-buildings are in context with existing proportions and human scale. The new buildings and facades will have clearly-defined forms, including but not limited to roof elements and other details, for a pleasing visual effect.
5. All new buildings and facades will be done with outward visibility being of primary consideration. Some examples are the large new windows looking out from the condominiums to the rear (north) areas of the property, and the patio walls.
6. Door and window areas, and site walkways, have been designed to provide a visually pleasing and attractive overall design at the complex.
7. Any new utilities will be placed underground wherever possible.
8. Extensive new building exterior and site lighting is being provided to make for an attractive and safe environment. Lighting will not be visually out of context, and will not negatively influence neighboring properties.
9. The complex will be accessible throughout, with low-slope walkways and ramps, accessible parking and accessible door hardware.
10. This site is right on University Drive, so public transportation is readily available.
11. All vehicular traffic into this site will be confined to the carports and parking at the rear (north). These vehicular areas are accessed from the public rear alley which runs along the north property line.
12. Safe pedestrian walkways are provided from public sidewalks and throughout the site with no interference from vehicular traffic. Bicycle parking is provided next to a sidewalk in the middle of the site.
13. Crime prevention levels will be enhanced by the improved sense of territoriality, the provided views out of buildings and throughout the site, and by controlled access through new gates around the rear of the property. The front of the property is on, and very visible from, University Drive.

Thank you for taking time to assist with this submittal.

Sincerely,



Drew Wood, DeLorme & Associates, Architects

AUG 11 2008

"LINCOLN PARK CONDOS"

A REPLAT OF LOT 184, LINDON PARK SEVEN
BOOK 78 OF MAPS, PAGE 22 M.C.R. & TRACT E, LINDON PARK NINE, BOOK 88, PAGE 48
ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17

TOWNSHIP 1 NORTH, RANGE 4 EAST

OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT ESSY INVESTMENTS LLC AND SCIROFF INVESTMENTS LLC, ARIZONA LIMITED LIABILITY CORPORATIONS, AS OWNERS, HAS REPLATED UNDER THE NAME OF "LINCOLN PARK CONDOS", [IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201 THROUGH 33-1270 OF THE ARIZONA REVISED STATUTES] LOT 184, OF TRACT "E", OF "LINDON PARK SEVEN", AS RECORDED IN BOOK 88 OF MAPS, PAGE 48 M.C.R. LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND PUBLISHES THIS PLAT OF "LINCOLN PARK CONDOS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH OF SAID STREETS, TRACTS AND EASEMENTS SHALL REMAIN OPEN AND AVAILABLE TO THE PUBLIC FOR THE PURPOSES OF THE PLAT, AND THAT THE PLAT IS HEREBY DEDICATED TO THE CITY OF TEMPE FOR PUBLIC USE SUCH AS STREETS AND EASEMENTS, TRACTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

STATE OF CALIFORNIA } SS
COUNTY OF CONTRA COSTA }

ON THIS ____ DAY OF _____, 2008 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____, OWNERS, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WHEREIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____
ESSY INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: _____ DATE _____
ITS: _____
SCIROFF INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: _____ DATE _____
ITS: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

PARCEL NO. 1, LOT 184, OF LINDON PARK SEVEN, ACCORDING TO THE PLAT OF RECORD IN THE RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 78 OF MAPS, PAGE 22.

PARCEL NO. 2, TRACT "E", OF LINDON PARK NINE, ACCORDING TO THE PLAT OF RECORD IN THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 88 OF MAPS, PAGE 48.

OWNER/DEVELOPER:

ESSY INVESTMENTS LLC AND SCIROFF INVESTMENTS LLC
1600 SISKIYOU DR.
WALNUT CREEK, CA 94598.
PHONE (925) 997-5146
FAX (480) 938-5035
ESSY2000@YAHOO.COM

BENCHMARK

FOUND BRASS CAP IN HAND HOLE
AT THE INTERSECTION OF
UNIVERSITY AND PREST
ELEVATION= 1145.47' (CITY OF
TEMPE DATUM)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 17, MONUMENT LINE OF UNIVERSITY DR.
BEARING N89°56'20"W.

APPROVAL

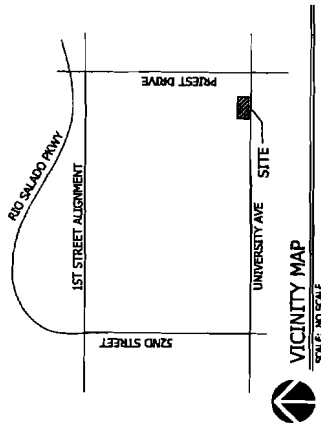
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA ON THIS ____ DAY OF _____, 2008.

BY: _____ MAYOR DATE _____
ATTEST: _____ CITY CLERK DATE _____
BY: _____ CITY ENGINEER DATE _____
BY: _____ DEVELOPMENT SERVICES DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2008, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____ JEFF R. COOK, _____ RLS 28719 DATE _____



LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
EASEMENT LINE
MONUMENT LINE
SUBDIVISION CORNER PIN TO BE SET
FOUND BRASS CAP IN HAND HOLE
FOUND BRASS CAP FLUSH
PROPERTY CORNER TO BE SET
MARICOPA COUNTY RECORDER
MCR

NOTES:

- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) LOT CORNERS TO BE SET WITH "X" REBAR CAPPED WITH RLS: 28719.
- 3.) ALL NEW AND EXISTING AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C, 216SH, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



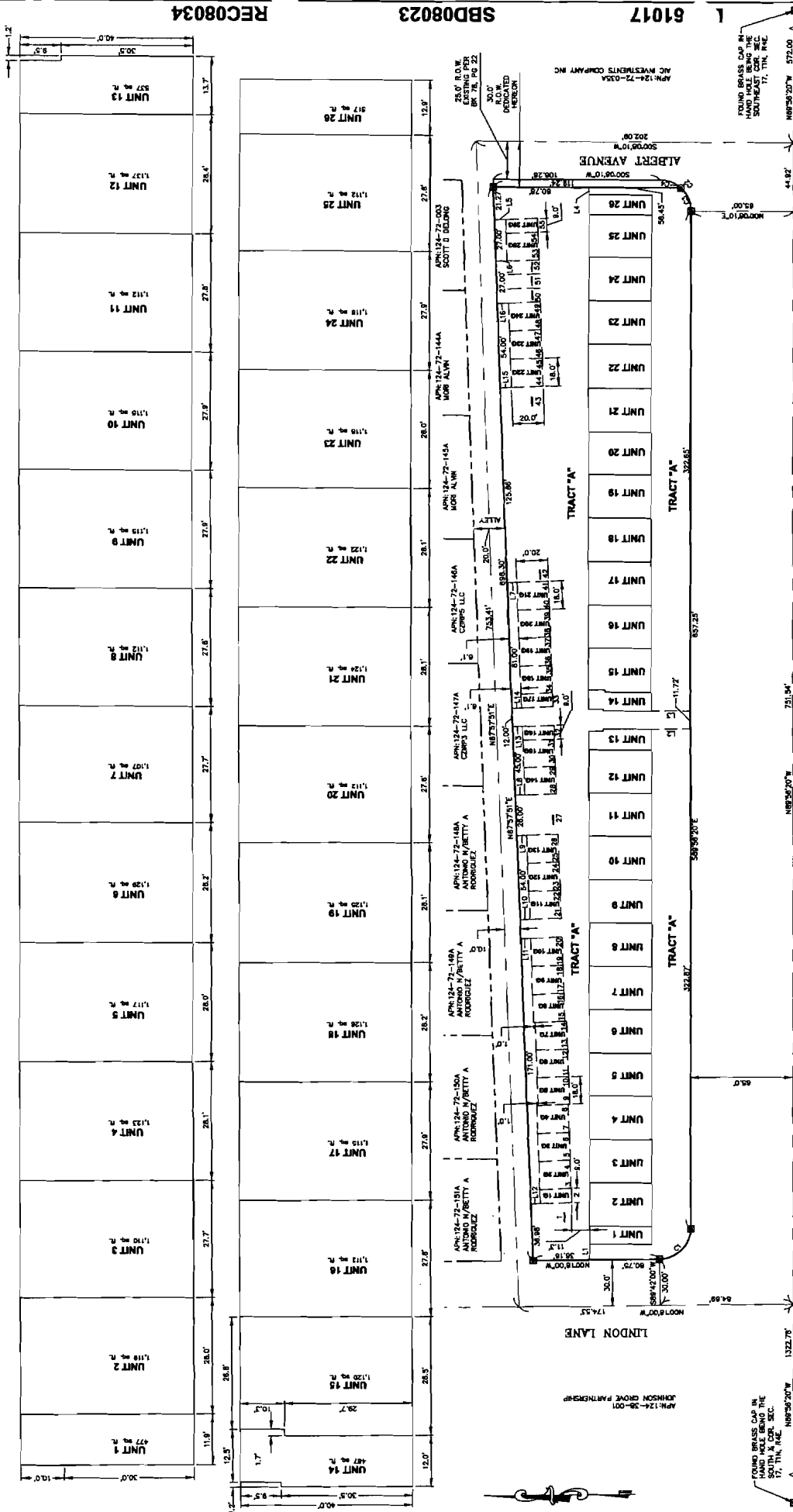
707 E. Pony Ln.
Gilbert, AZ 85295
(480) 866-7912 office
(480) 218-5195 fax

DS061017

SBD08023

REC08034

"LINCOLN PARK CONDOS"



LINE	LENGTH	BEARING
1	58.33	N 89° 56' 20" W
2	24.48	S 89° 56' 20" W
3	24.48	S 89° 56' 20" W
4	5.70	S 89° 56' 20" W
5	7.17	N 0° 0' 0" E
6	7.17	N 0° 0' 0" E
7	8.14	N 0° 0' 0" E
8	8.14	N 0° 0' 0" E
9	8.14	N 0° 0' 0" E
10	8.14	N 0° 0' 0" E
11	8.14	N 0° 0' 0" E
12	8.14	N 0° 0' 0" E
13	8.14	N 0° 0' 0" E
14	8.14	N 0° 0' 0" E
15	8.14	N 0° 0' 0" E
16	8.14	N 0° 0' 0" E
17	8.14	N 0° 0' 0" E
18	8.14	N 0° 0' 0" E
19	8.14	N 0° 0' 0" E
20	8.14	N 0° 0' 0" E
21	8.14	N 0° 0' 0" E
22	8.14	N 0° 0' 0" E
23	8.14	N 0° 0' 0" E
24	8.14	N 0° 0' 0" E
25	8.14	N 0° 0' 0" E
26	8.14	N 0° 0' 0" E

AREA	AC	S.F.
TRACT "A"	0.1728	11,728
TRACT "B"	0.1728	11,728
TOTAL	0.3456	23,456

CURVE	LENGTH	RADIUS	DELTA
C1	31.39	20,000	88.36°
C2	31.39	20,000	88.36°
C3	20.00	14,142	45.00°
C4	20.00	14,142	45.00°

NOTE: ALL UNCOVERED PARKING SPACES ARE TO BE UNASSIGNED. AS NOTED SPACES ARE UNCOVERED AND UNASSIGNED: 127,423,361.52



707 E. Pinyon Ln.
Gilbert, AZ 85235
(480) 656-7912 office
(480) 219-5195 fax

RECORDS 1/17/2010
REC08034

SBD08023

DS061017

SCALE AS SHOWN

NO. DATE SUBMITTER REVISIONS BY OR APP'D

MOSS111